

August 9, 2021

City of Issaquah
Community Planning & Development
1775 12th Avenue NW
Issaquah, WA 98027

Maclean Subdivision Pre-Application Narrative

The Maclean cluster subdivision is located at 4929 Issaquah-Pine Lake Road SE in Issaquah, WA, on one lot in the SF-SL (Single Family – Small Lot) zone. The existing detached single-family house will be demolished, and a new cluster subdivision will be developed. The project proposes 36 single family dwelling units and a private road through the site. The proposed development is summarized by the following characteristics and narrative:

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|----------------------------|--|
| Property Location: | 4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029 |
| Parcel Number: | 2224069039 |
| Property Zoning: | SF-SL |
| Proposed Zoning: | SF-SL |
| Property Area: | 230,868 sf (5.30 ac) |
| Proposed Residential Lots: | 36 |
| Project Type: | Single Family Dwelling - Residential Cluster Subdivision |

Site Description

There is currently a detached single-family house located on the site, which will be demolished. The site slopes downward from south to north with defined steep slopes mainly bordering the north and eastern edge. The surrounding development is as follows:

- North: Apartment Multi-Family Dwelling – SE 48th St (Sammamish R-12 zone)
- East: Single Family Residential – Issaquah-Pine Lake Rd SE (Sammamish R-4/R-6 zone)
- South: Church/Welfare/Religious Service – SF-SL zone
- West: Single Family Residential – SF-SL zone

Project Elements

Water and Sewer Utilities:

Sammamish Plateau Water will provide the existing site with water and sewer utilities. The proposed development will connect to the existing water and sewer mains within the adjacent public right-of-way. Mains for both utilities will extend throughout the site.

Stormwater Detention:

An existing stock pond exists in the western portion of the project site which will be converted to a stormwater facility. This pond is man-made, has been lined with bentonite and has been utilized as a stock/irrigation pond. This pond was investigated by Louis Emehiser with Acre Environmental who determined that it was not a wetland.

Onsite stormwater runoff will be conveyed through a network of catch basin collectors and closed pipe to the existing stock pond on the western portion of the site. The pond will be outfitted with a new flow control riser assembly, designed using a continuous runoff model (WWHM1012) to provide adequate storage volume and flow control mitigation. Detained flows will be treated and discharged at mitigated rates into the existing City of Issaquah collection and conveyance system at the intersection of 236th Ave SE and SE 48th St.

Cluster Subdivision (IMC 18.07.420):

Area: The project site meets cluster subdivision standards, which requires a minimum area of two (2) acres. The parcel area proposed for the subdivision exceeds 5 acres in total project footprint.

Open Space: The project proposes roughly 47,000 SF of open space across two different locations. This exceeds the open space requirement of 29,795 SF (15% of the net site area per cluster subdivision requirements).

Frontage Improvements:

All roads and improvements will be consistent with Issaquah Municipal Code and Street Standards.

Access/Streets/Parking:

All 36 proposed units will take access off of the proposed private road that runs through the property. There are two proposed entrance points from 236th Ave SE that loop around the development and provide access to an additional greenspace at the far southeastern portion of the site. Each home will provide 2 parking stalls. A 45' width private road within the development will be provided for public access with curb, gutter and sidewalk. Two shared accesses of 25' will be proposed off of the private road to serve adjacent lots.

Critical Areas:

Areas of steep slopes (40% and greater) have been generally identified along the project boundaries along Issaquah-Pine Lake Road and SE 48th St. The Geotechnical Engineer is currently reviewing the slopes. It is our understanding at this time that the slopes are manmade and not naturally occurring slopes.

City Vision Compliance

The proposed cluster subdivision will be consistent with the City's vision for sustainable development. The proposed development is on land that the City's has zoned for detached single-family and will only disturb land that is within the project's grading limits. The development will be built to the current City Code, Engineering Design Standards, Drainage Manual and other applicable City, State and Federal standards. Once the project is complete all required impact fees be paid to ensure that the impacts that the development will have on the City's infrastructure, parks, and schools are properly mitigated for.

Pre-Application Questions

1. Please confirm that the Private Roadway section is acceptable. Our proposal anticipates no new public ROW, but all private roadway internal to the site.
2. Please confirm that if all onsite roads are private and no public ROW stormwater runoff would be collected, that there would only be one stormwater detention facility necessary (to handle stormwater runoff from private development impervious/pervious surfaces only).
3. Please confirm who will be handling the review and approval of the Issaquah Pine Lake Road ROW improvements. If the City will be reviewing, please review the section shown and verify if it generally acceptable to City's standards and requirements.
4. If the steep slopes along the edges of the site are determined by the Geotechnical Engineer to be manmade, does the City have any additional regulation for setbacks besides that of the Geotechnical Engineer's recommendations?

We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,



Tom Abbott, PE
Project Manager
LDC, Inc.
HQ Office